

Grantee: State of Nevada

Grant: B-08-DN-32-0001

July 1, 2009 thru September 30, 2009 Performance Report

Grant Number:

B-08-DN-32-0001

Grantee Name:

State of Nevada

Grant Amount:

\$24,287,240.00

Grant Status:

Active

Submitted By:

No Submitter Found

Obligation Date:**Award Date:****Contract End Date:****Review by HUD:**

Reviewed and Approved

Disasters:**Declaration Number**

NSP

Plan Description:**Recovery Needs:****Overall****Total Projected Budget from All Sources****Total CDBG Program Funds Budgeted****Program Funds Drawdown****Obligated CDBG DR Funds****Expended CDBG DR Funds****Match Contributed****Program Income Received****Program Income Drawdown****This Report Period**

N/A

N/A

\$1,623,488.00

\$0.00

\$1,623,488.00

\$0.00

\$91,911.32

\$91,911.32

To Date

\$24,287,240.00

\$24,287,240.00

\$2,434,807.00

\$24,287,240.00

\$2,434,807.00

\$0.00

\$91,911.32

\$91,911.32

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	\$99.99	\$35.71
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$3,643,086.00	\$0.00
Limit on Admin/Planning	\$2,428,724.00	\$9,794.46
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Although starting the NSP program has been a little slow, the State sees positive strides being taken by the Jurisdictions. We are hoping that the next quarter will show disbursements in all programs. Washoe County has already received and expended Program Income and hopes to continue with the resale of properties that have been purchased.

Project Summary

Project #, Project Title	This Report Period		To Date	
	Project Funds Budgeted	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00	\$0.00
NV-0001-AD, ADMINISTRATION	\$0.00	\$9,794.46	\$1,985,216.00	\$9,794.46
NV-0002-CL, CLARK COUNTY	\$0.00	\$0.00	\$9,217,802.00	\$0.00
NV-0003-LV, CITY OF LAS VEGAS	\$0.00	\$0.00	\$5,594,990.00	\$0.00
NV-0004-HE, CITY OF HENDERSON	\$0.00	\$0.00	\$780,208.00	\$0.00
NV-0005-WA, WASHOE COUNTY COUNTIES	\$0.00	\$1,508,693.54	\$4,616,642.00	\$2,320,012.54
NV-0006-NY, NYE COUNTY PROJECTS	\$0.00	\$0.00	\$816,341.00	\$0.00
NV-0007-LY, LYON COUNTY	\$0.00	\$105,000.00	\$921,000.00	\$105,000.00
NV-0008-DO, DOUGLAS COUNTY PROJECTS	\$0.00	\$0.00	\$355,041.00	\$0.00

Activities

Grantee Activity Number: NV-0001-CL1

Activity Title: CLARK COUNTY ADMINISTRATION

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

National Objective:

N/A

Responsible Organization:

CLARK COUNTY

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$653,184.00
Total CDBG Program Funds Budgeted	N/A	\$653,184.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$653,184.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used for Clark County and the City of North Las Vegas.

Location Description:

Clark County

Activity Progress Narrative:

Clark County has not drawn down any administrative funds.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-DO7

Activity Title: ADMINISTRATION-DOUGLAS

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2009

National Objective:

N/A

Responsible Organization:

DOUGLAS COUNTY

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$21,302.00
Total CDBG Program Funds Budgeted	N/A	\$21,302.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$21,302.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used for projects located in Douglas County.

Location Description:

Douglas County

Activity Progress Narrative:

The Douglas County program have not expended any administrative funds.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-HE3

Activity Title: ADMINISTRATION-HENDERSON

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

National Objective:

N/A

Responsible Organization:

HENDERSON

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$70,611.00
Total CDBG Program Funds Budgeted	N/A	\$70,611.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$70,611.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by the City of Henderson.

Location Description:

City of Henderson

Activity Progress Narrative:

The City of Henderson has not drawn down any administrative funds.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-LV2

Activity Title: ADMINISTRATION CITY OF LAS VEGAS

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

01/31/2013

National Objective:

N/A

Responsible Organization:

CITY OF LAS VEGAS

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$325,360.00
Total CDBG Program Funds Budgeted	N/A	\$325,360.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$325,360.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by the City of Las Vegas.

Location Description:

City of Las Vegas

Activity Progress Narrative:

The City of Las Vegas has not drawn down any administrative funds.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-LY5

Activity Title: ADMINISTRATION-LYON

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2013

National Objective:

N/A

Responsible Organization:

LYON COUNTY

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$55,260.00
Total CDBG Program Funds Budgeted	N/A	\$55,260.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$55,260.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Lyon County.

Location Description:

Lyon County

Activity Progress Narrative:

Lyon County has not drawn down any administrative funds this quarter.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-NH8

Activity Title: ADMINISTRATION-NHD

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

02/28/2013

National Objective:

N/A

Responsible Organization:

NEVADA HOUSING DIVISION

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$728,617.00
Total CDBG Program Funds Budgeted	N/A	\$728,617.00
Program Funds Drawdown	\$9,794.46	\$9,794.46
Obligated CDBG DR Funds	\$0.00	\$728,617.00
Expended CDBG DR Funds	\$9,794.46	\$9,794.46
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by Nevada Housing Division.

Location Description:

State of Nevada

Activity Progress Narrative:

\$9,794.46 was drawn down to pay for administrative costs incurred.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0001-WA4

Activity Title: ADMINISTRATION-RENO

Activity Category:

Administration

Activity Status:

Planned

Project Number:

NV-0001-AD

Project Title:

ADMINISTRATION

Projected Start Date:

03/11/2009

Projected End Date:

12/31/2013

National Objective:

N/A

Responsible Organization:

CITY OF RENO

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$81,000.00
Total CDBG Program Funds Budgeted	N/A	\$81,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$81,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administrative funds to be used by the City of Reno.

Location Description:

City of Reno

Activity Progress Narrative:

The City of Reno has not drawn down any administrative funds.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0002-CL1
Activity Title:	NSP PURCHASE AND REHAB OF SINGLE FAMILY HOUSING

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0002-CL

Projected Start Date:

03/11/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

CLARK COUNTY

Projected End Date:

09/30/2010

Responsible Organization:

CLARK COUNTY

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$2,187,564.00
Total CDBG Program Funds Budgeted	N/A	\$2,187,564.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$2,187,564.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) non-profit organizations selected by the County through a competitive RFP/Q process would purchase foreclosed or abandoned homes and rehabilitate them to County housing standards. Homes may be purchased individually or through a bank sale. Upon completion of rehab, homes would be marketed to eligible buyers either for sale or transferred to rental program activity.

Location Description:

Eligible census tracts outlined within the Clark County NSP plan and identified in the "Areas of Greatest Need".

Activity Progress Narrative:

Acquisition/Rehab/Resale Program
CLARK COUNTY

This program will involve the purchase, rehabilitation and resale of foreclosed and abandoned properties in the NSP targeted neighborhoods. Rehabilitation is expected to be extensive and NSP construction and rehabilitation standards have been established with a focus on home performance and energy efficiency. Homebuyers that purchase these properties will also receive direct homebuyer assistance.

Two non-profit developers were approved by the Clark County Board of Commissioners on September 1 and the third developer approved on September 15, 2009. As program income is generated from the resale of homes to NSP-eligible homebuyers, the program is expected to expand.

1) Community Development Programs Center of Nevada

Federal Grant funding awarded: \$3,085,818

Minimum number of units to be completed: 14

2) Housing for Nevada

Federal Grant funding awarded: \$3,085,818

Minimum number of units to be completed: 18

3) HAND Development Company

Federal Grant funding awarded: \$898,254

State Grant funding awarded: \$2,187,564

Total funding awarded: \$3,085,818

Minimum number of units to be completed: 18

An Implementation Workshop was held by Clark County staff on October 1, 2009 to discuss the program procedures, required forms/checklists as well as other NSP program resources. Property acquisition by each Developer is expected to commence by the end of October 2009. Grant agreements specify that funds must be obligated within 10 months. A progress interview will be scheduled with each Developer in December 2009, and a full monitoring meeting in March 2010.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/6	0/6	0/12

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0002-CL2
Activity Title:	NSP ACQ/REHAB FOR RENTAL HOUSING

Activity Category:
Rehabilitation/reconstruction of residential structures

Activity Status:
Planned

Project Number:
NV-0002-CL

Project Title:
CLARK COUNTY

Projected Start Date:
03/11/2009

Projected End Date:
09/30/2010

National Objective:
NSP Only - LH - 25% Set-Aside

Responsible Organization:
CLARK COUNTY

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$5,309,727.00
Total CDBG Program Funds Budgeted	N/A	\$5,309,727.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$5,309,727.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of this program is to purchase and rehabilitate foreclosed or abandoned rental housing to primarily benefit households at or below 50% of area median income. The County would use NSP funds to assist the Housing Authority of Clark County (HACC) to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing. The County also plans on assisting non-profit partners selected through an RFP or RFQ process with acquisition and rehabilitation of permanent rental housing. The County assistance would be in the form of a grant and/or subordinated mortgage. The County would, whenever practical, leverage these investments with other sources of financing. This would be the Countys primary NSP program for benefiting households at or below 50% of area median income. Agreements and deed restrictions would be recorded to ensure long-term affordability (minimum per HOME Program requirements). The purchase of these units will be strategically undertaken in cooperation with the County throughout the eligible census tracts to effectively support other NSP activities and to promote neighborhood stabilization. Subject to approval by the HACCs Board of Directors, the HACC is expected to be the Countys primary partner for this activity. HACC and other selected nonprofits will own, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the County. All properties acquired under this activity must meet the required purchase discount of 5% less than current market appraised value, and must be as high as required to keep the total NSP portfolio within the required purchase discount level of 15%. As program income is received from other NSP activities, neighborhood stabilization through rental activity may be expanded as funds permit.

Location Description:

Eligible Census Tracts

Activity Progress Narrative:

Acquisition/Rehab/Rental Program

CLARK COUNTY
The Housing Authority of Clark County (HACC) is acting as a subrecipient to Clark County to carry out an Acquisition, Rehab, and Rental Program. These homes, once they are purchased and rehabilitated, will be rented out by the HACC to households at or below 50% of area median income. This will help Clark County meet the requirements of the NSP to target 25% of the total funds to households at or below 50% of area median income. Rehabilitation is expected to be extensive and Clark County has established NSP construction and rehabilitation standards with a focus on home performance and energy efficiency.

An Interlocal Agreement for the award of \$2,207,265 in Federal NSP funds and \$5,309,727 in State NSP funds to assist the HACC to purchase, rehabilitate and rent approximately 70 foreclosed single-family homes was approved on the June 16, 2009 BCC Agenda and by Housing Authority at their June 17, 2009 Board Meeting.

With assistance from Clark County staff, HACC has started to acquire properties through the Fannie Mae and Wells Fargo First-Look REO property acquisition programs. One acquisition closed on September 30, 2009, with four additional property closings scheduled for October 12, 2009. An additional six offers were made and of those purchase offers, two have been accepted to date. Inspections and Environmental Reviews of those two accepted offers are currently underway and closings will be scheduled upon completion.

Total amount of funds drawn for HACC for property acquisition July 1- September 30, 2009 is \$80,338.48 (all Federal) to purchase a single family home located at 6838 Silver Eagle Avenue. Rehabilitation of this acquired property is expected to begin in October 2009. The Housing Authority has not yet requested payment for Administration expenses.

Clark County continues to evaluate other options for an additional Acquisition/Rehab/Rental program with a focus on very low income special needs populations.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/42
# of housing units	0	0	0	0/0	0/0	0/42
# of Households benefitting	0	0	0	0/42	0/0	0/42

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	NV-0002-NLV1
Activity Title:	NORTH LAS VEGAS-NSP ACQ/REHAB FOR RENTAL

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

07/31/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CLARK COUNTY

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$674,523.00
Total CDBG Program Funds Budgeted	N/A	\$674,523.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$674,523.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of this program is to purchase and rehabilitate foreclosed or abandoned rental housing to primarily benefit households at or below 50% of area median income. The County would use NSP funds to assist the Housing Authority of Clark County (HACC) to strategically purchase and rehabilitate foreclosed or abandoned rental properties in eligible target communities to add to its existing portfolio of scattered site rental housing. The County also plans on assisting non-profit partners selected through an RFP or RFQ process with acquisition and rehabilitation of permanent rental housing. The County assistance would be in the form of a grant and/or subordinated mortgage. The County would, whenever practical, leverage these investments with other sources of financing. This would be the Countys primary NSP program for benefiting households at or below 50% of area median income. Agreements and deed restrictions would be recorded to ensure long-term affordability (minimum per HOME Program requirements). The purchase of these units will be strategically undertaken in cooperation with the County throughout the eligible census tracts to effectively support other NSP activities and to promote neighborhood stabilization. Subject to approval by the HACCs Board of Directors, the HACC is expected to be the Countys primary partner for this activity. HACC and other selected nonprofits will own, operate, and manage these NSP properties. The tenure of the beneficiaries will be rental and individual leases must be for at least one year. As currently interpreted, NSP considers rental revenue in excess of the cost of operating and maintaining the unit to be program income and must be returned to the County. All properties acquired under this activity must meet the required purchase discount of 5% less than current market appraised value, and must be as high as required to keep the total NSP portfolio within the required purchase discount level of 15%. As program income is received from other NSP activities, neighborhood stabilization through rental activity may be expanded as funds permit.

Location Description:

Zip Codes 89031, 89032, 89081

Activity Progress Narrative:

NORTH LAS VEGAS
 On September 2, 2009, the City Council approved Community Development Programs Center of Nevada (CDPCN) as the Developer to carry out the City's Acquisition, Rehab, and Rental Program. These homes, once they are purchased by the City, will be conveyed to CDPCN to be rehabilitated and then rented to households at or below 50% of area median income. This will help the City meet the requirements of the NSP to target 25% of the total funds to households at or below 50% of area median income. A total of \$2,293,957 is dedicated to this program

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/14
# of housing units	0	0	0	0/0	0/0	0/14
# of Households benefitting	0	0	0	0/14	0/0	0/14

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0002-NLV2

Activity Title: NSP PURCHASE

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CLARK COUNTY

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$30,238.00
Total CDBG Program Funds Budgeted	N/A	\$30,238.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$30,238.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The purpose of the program is to acquire and rehabilitate foreclosed and abandoned homes in heavily impacted neighborhoods and resell them to program-eligible owner-occupants. Using NSP funds (and other lines of credit as available) the City will purchase the abandoned and/or foreclosed homes and then convey these properties to non-profit organizations selected by the City through a competitive RFP/RFQ process to rehabilitate them to City housing standards. Homes may be purchased individually or through a bulk sale. Upon completion of rehabilitation, homes would be marketed to eligible buyers. This activity will provide affordable homeownership opportunities for households earning less than 120% AMI. All properties acquired under this activity must meet the required purchase discount of 5% less than current market appraised value, and must be as high as required to keep the total NSP portfolio within the required purchase discount level of 15%. The discounted price shall be supported by an appraisal meeting the requirements of the Notice. The City will provide funds for the acquisition, rehabilitation and redevelopment of the homes to include related eligible development and activity delivery costs, sales and closing costs, and reasonable developers fees. The /nonprofit/developer will then sell each home to an eligible buyer. It is anticipated that the new purchasers will be provided with homebuyer assistance in the form of down payment assistance, closing costs, interest rate buy down, principal reduction or other financing mechanisms as described in Activity 3. As an alternative to sale, the City may authorize the home to be transferred to the rental program described in Activity 1. Funds repaid by the non-profit/developer from sale proceeds will be treated as program income according to the terms of the Notice and used to fund additional NSP activities.

Location Description:

Eligible Census Tracts 89031, 89032, and 89081

Activity Progress Narrative:

NORTH LAS VEGAS

On September 2, 2009, the City Council approved four non-profit Developers to carry out the City's Acquisition, Rehab, and Resale Program. These homes, once they are purchased by the City, will be conveyed to the non-profit developers to be rehabilitated and then sold to households at or below 120% of area median income. The nonprofits that will utilize the \$2,349,766 dedicated to this program are:

- 1) Community Development Programs Center of Nevada
- 2) Housing for Nevada
- 3) HAND Development Company
- 4) Mission Housing

It is estimated that a minimum of 20 units will be completed with this program. The program income derived from the sale of these homes will be used for the Homebuyers Assistance Program. Approximately \$1.4 million should be received as program

income

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0002-NLV3

Activity Title: NSP Home Buyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

07/31/2010

National Objective:

Low/Mod

Responsible Organization:

CLARK COUNTY

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,000,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,000,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$1,000,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of North Las Vegas NSP Home Buyer Assistance Program will address neighborhood stabilization in zip codes 89031, 89032, and 89081. This program will be operated through designated participating non-profits and will provide up to \$20,000 for a variety of financial mechanisms to include but not be limited to: down payment financial assistance, soft-seconds, loan-loss reserves, interest rate reduction, to eligible 120% AMI or below households to assist them in becoming homeowners. Financial assistance to the homebuyer will be in the form of a zero interest, deferred payment loan, secured by a deed of trust. The minimum amount of any loan will be \$1,000 and the maximum amount will not exceed \$30,000. NSP funds will be recaptured upon sale, transfer or change of ownership of the assisted property. Refinancing of the NSP-assisted property is permissible only to refinance the existing mortgage to a lower interest rate thereby reducing the monthly payment on the first mortgage by a minimum of \$100. The homebuyer will be required to: Have a total gross income at or below the 120% of the areas median income, adjusted for family size. Ascertain the necessary 5 - 15% discount on the selected foreclosed home in North Las Vegas (all properties acquired under this activity must meet the required purchase discount of 5% less than current market appraised value, and must be as high as required to keep the total NSP portfolio within the required purchase discount level of 15%). Occupy the home as a principal residence. Qualify for a first mortgage through a pre-approved lender. Complete a City approved, eight hour homebuyer training program. Accept specific deed restrictions, including repayment of the loan upon sale, transfer of title, refinancing of the first mortgage, or leasing of the property.

Location Description:

Zip Codes 89031, 89032, 89081

Activity Progress Narrative:

City of North Las Vegas staff met with the recommended HAP agencies on October 7th to discuss the Amendment to the Substantial Amendment that will reallocate the \$3,000,000 originally dedicated to the HAP program and the use of the program income from the Acquisition, Rehab, Resale program. The approval of the four agencies is on the City Council agenda for November 4, 2009 and they are:

- 1) Consumer Credit Counseling Service
- 2) Housing for Nevada
- 3) Neighborhood Housing Services of Southern Nevada
- 4) Nevada Partners, Incorporated

The City estimates that approximately \$1.4 million will be received as program income from the resale of the acquired properties.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/50
# of Households benefitting	0	0	0	0/0	0/50	0/50

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0002-NLV4

Activity Title: Habitat For Humanity-Single Family Homes

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

NV-0002-CL

Project Title:

CLARK COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

07/31/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CLARK COUNTY

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$15,750.00
Total CDBG Program Funds Budgeted	N/A	\$15,750.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$15,750.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will address neighborhood stabilization in census tract 3602, within two neighborhoods in the North Valley Community. The City of North Las Vegas will purchase three vacant lots with current CDBG dollars and then convey the properties to a local non-profit to redevelop for single-family housing. The City's use of NSP funds will be for remediation of the problematic soils, thereby allowing construction of the homes, and NSP funds will also be used for the construction of the foundation slabs. The tenure of the beneficiaries will be homeownership and the properties will remain affordable in perpetuity for those individuals below 50% AMI through deed restrictions.

Location Description:

1929 Hart North Las Vegas NV 89032 1717 Bluff North Las Vegas, NV 89032 1729 Bluff North Las Vegas, NV 89032

Activity Progress Narrative:

During this quarter, the City of North Las Vegas purchased two vacant lots in one of the targeted neighborhoods, North Valley, with CDBG funds. The properties are being conveyed to Habitat for Humanity and \$105,750 of NSP funds are committed to assist in the construction of affordable housing for households at 50% AMI. It is anticipated that Habitat will begin construction in November.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0003-LV1
Activity Title:	Homebuyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

NV-0003-LV

Projected Start Date:

03/11/2009

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

CITY OF LAS VEGAS

Projected End Date:

09/30/2013

Responsible Organization:

CITY OF LAS VEGAS

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$3,047,496.00
Total CDBG Program Funds Budgeted	N/A	\$3,047,496.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$3,047,496.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The Homebuyer Assistance Program will assist families purchase abandoned or foreclosed homes to reverse the trend towards disinvestment and deterioration of properties and property values within targeted neighborhoods. Eligible households will receive up to \$50,000 for mortgage buy downs and/or down payment assistance and/or closing costs. It is anticipated that, on average, each household will require \$30,000 in assistance. Income qualified households will attain homeownership through fixed rate mortgages at an affordable monthly payment. The household must invest a minimum of \$1,500 of personal funds or the equivalent of 3.5% of the home sales price with FHA financing rules if the home purchased is to be financed through FHA. This program will serve households up to 120% of AMI and is not designed to serve households with incomes below 50% AMI.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

On August 5, 2009 the Request For Proposal (RFP) for the Homeownership Assistance Program (HAP) process closed. A total of six (6) agencies submitted RFP's with four (4) agencies selected to administer the HAP for the city of Las Vegas. The selected agencies are: Consumer Credit Counseling Services of Southern Nevada; Housing of Nevada, Inc.; Neighborhood Housing Services of Southern Nevada; and Nevada Partners, Inc. Currently, the city is in contract negotiations and we anticipate those completing within the next two weeks.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/103
# of Households benefitting	0	0	0	0/0	0/103	0/103

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0003-LV2

Activity Title: Lease to Own Program

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0003-LV

Project Title:

CITY OF LAS VEGAS

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF LAS VEGAS

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,047,494.00
Total CDBG Program Funds Budgeted	N/A	\$1,047,494.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$1,047,494.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Las Vegas will purchase and rehabilitate, if necessary, abandoned or foreclosed homes and select non-profit agencies through a RFP process to operate and manage the Lease to Own program. Program participants would be required to enroll in a HUD-certified credit counseling program and complete a minimum 8 hours of housing counseling. After 48 months, participants must exercise their option to purchase the home by assuming the mortgage. Should the homeowner be unwilling or unable to purchase the home at that time, the property will remain under city ownership and offered to another qualified homebuyer. The lease agreement shall clearly state that the Lessee must either purchase the home at the end of the Lease to Own period, renew the lease, or be terminated from the program.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

The city of Las Vegas Lease to Own (LTO) and Scatted Site (SS) RFQ process completed in August 2009 and the following agencies were selected:

Lease To Own Property Managers
Mission Housing Development Corporation
Triumph Property Management Corporation

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0003-LV3
Activity Title:	Scattered Site Housing for Low-Income below 50%

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NV-0003-LV

Project Title:

CITY OF LAS VEGAS

Projected Start Date:

03/11/2009

Projected End Date:

09/30/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF LAS VEGAS

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,500,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,500,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$1,500,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The City of Las Vegas will acquire and, if necessary, rehabilitate homes for use as affordable rental properties. The City will partner with a non-profit and/or public agency to manage the units. Units will be made available to households earning at or below 50% of area median income including persons who have completed case management and progressed toward self-sufficiency.

Location Description:

The program will be offered in the following zip codes: 89108, 89110, 89131, 89129, 89128, 89117, 89101, 89104, and 89107. These zip codes have been identified as areas of greatest need.

Activity Progress Narrative:

The city of Las Vegas Lease to Own (LTO) and Scattered Site (SS) RFQ process completed in August 2009 and the following agencies were selected:

Scattered Site Property Managers
Affordable Housing Program, Inc.
Community Development Programs Center of Nevada

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/8
# of housing units	0	0	0	0/0	0/0	0/8
# of Households benefitting	0	0	0	0/8	0/0	0/8

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0004-HE1

Activity Title: Homebuyer Assistance Program (HAP)

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

HENDERSON

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$220,208.00
Total CDBG Program Funds Budgeted	N/A	\$220,208.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$220,208.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow qualified home buyers with incomes which do not exceed 120% of Area Median Income (AMI) to purchase an abandoned or foreclosed upon home, and rehabilitate the home if necessary, provided the home is located in the areas of greatest need described in Section A of this Amendment. Since these are abandoned or foreclosed upon homes in the areas of greatest need, this activity will serve to stabilize the neighborhood. It is not primarily intended that this activity will be used to address those income qualified persons below 50% AMI, however there may be a small percentage of potential buyers who fall within this income category.

Location Description:

Although specific locations are not known at this time all properties assisted with NSP funds will be located within the geographic areas of greatest need identified in section A of the City of Hendersons Amendment.

Activity Progress Narrative:

The City of Henderson has also partnered with the cities of North Las Vegas, Las Vegas and the County of Clark, to request proposals from nonprofits to administer a Housing Assistance Program. This is basically a down payment program with minor rehab. The City has not entered into any Agreements with either of the nonprofits as we may not have enough funding to provide them. The City has been administering their own Housing Assistance Program in house. We have closed 3 homes to date and have 4 more offer's that have been accepted. We have a total of 27 qualified applicants. Assisting these applicants may expend all our funds set-aside for this program.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/7
# of Households benefitting	0	0	0	0/0	0/7	0/7

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0004-HE2
Activity Title:	Purchase and Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

HENDERSON

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$200,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the City of Henderson to provide funding to qualified community based nonprofits to purchase and rehabilitate homes. The nonprofit would be selected as a result of an RFQ or RFP process. The nonprofit can sell acquired homes directly to qualified homebuyers or lease with intent to purchase. NSP funds will be restricted to use in identified priority greatest need census tracts as identified in Section A. Since these are abandoned or foreclosed upon homes in the areas of greatest need, this activity will serve to stabilize the neighborhood. It is not primarily intended that this program will be used to address income-qualified households below 50% AMI, however there may be a small percentage of households assisted who do fall within this category.

Location Description:

Although specific locations are not known at this time all properties assisted with NSP funds will be located within the geographic areas of greatest need identified in section A of the City of Hendersons Amendment.

Activity Progress Narrative:

The City of Henderson has selected 3 nonprofits through an RFP process to administer an Acquisition, Rehab and Resale program. The Agreements for these nonprofits will be before our Mayor and Council 11/3/09. The selected nonprofits are: Housing for Nevada, Nevada Hand and Community Development Programs Center of NV.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/1	0/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0004-HE3

Activity Title: Purchase and Rehabilitation as Rental Property

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

HENDERSON

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$310,000.00
Total CDBG Program Funds Budgeted	N/A	\$310,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$310,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the City of Henderson to provide funding to qualified community based nonprofits to purchase and rehabilitate homes that have been abandoned or foreclosed upon. These houses will then be owned & operated by the nonprofit and rented to households whose incomes do not exceed 50 percent of the Area Median income (AMI) thereby stabilizing the neighborhood. Not less than 25% of the NSP funding available to the City will be allocated to this activity. The community based nonprofit will be selected as a result of an RFQ or RFP process. Homes acquired must be located within the areas of greatest need as identified in Section A of Hendersons Amendment. This activity will, thereby stabilize a neighborhood in one of the areas of greatest need identified in Section A of Hendersons Amendment. The nonprofit will maintain the home as a rental unit restricting tenants to households that have incomes which do not exceed 50% of area median income (AMI). It is intended that this will be the primary NSP activity benefiting households below 50% of AMI.

Location Description:

Although specific locations are not known at this time all properties assisted with NSP funds will be located within the geographic areas of greatest need identified in section A of the City of Hendersons Amendment.

Activity Progress Narrative:

The City of Henderson will enter into and Agreement on 11/17/09, with the Housing Authority of Clark County (HACC) to meet the 25% requirement. HACC will purchase foreclosed homes and rent them to individuals below 50% AMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/1	0/0	0/1

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number:	NV-0004-HE4
Activity Title:	Professional Services

Activity Category:

Planning

Activity Status:

Planned

Project Number:

NV-0004-HE

Project Title:

CITY OF HENDERSON

Projected Start Date:

03/11/2009

Projected End Date:

08/31/2010

National Objective:

Low/Mod

Responsible Organization:

HENDERSON

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$50,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will allow the City of Henderson to provide funding to qualified community based nonprofits to provide the education necessary for participants in NSP activities to be successful. As the participants will be residing in abandoned or foreclosed upon homes located in the areas of greatest need identified in Section A of this Amendment, their participation in the educational components of this activity will serve to stabilize the neighborhood of greatest needs. The City of Henderson anticipates the share of funds allocated to this activity will primarily be utilized for homeownership participants. The households receiving this housing counseling will only include participants purchasing homes that are being assisted with NSP funds. These homeowners will receive at least eight hours of counseling. It is anticipated that minimal funds may assist those households at or below 50 percent AMI.

Location Description:

Although specific locations are not known at this time all properties assisted with NSP funds will be located within the geographic areas of greatest need identified in section A of the City of Hendersons Amendment.

Activity Progress Narrative:

Henderson plans on expending these funds when the programs are implemented.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0005-WA2

Activity Title: Washoe County Acq

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NV-0005-WA

Project Title:

WASHOE COUNTY COUNTIES

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

CITY OF RENO

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$2,816,642.00
Total CDBG Program Funds Budgeted	N/A	\$2,816,642.00
Program Funds Drawdown	\$1,127,867.80	\$1,331,217.80
Obligated CDBG DR Funds	\$0.00	\$2,816,642.00
Expended CDBG DR Funds	\$1,127,867.80	\$1,331,217.80
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Through this program the Consortium will acquire and rehabilitate abandoned or foreclosed homes for resale to qualified households. The neighborhoods identified above are areas significantly impacted by the incidence of foreclosure at 15 to 40 percent of the homes in these areas currently owned by banks. In addition, the continued foreclosure risk of these areas is rated high by HUD (7-9). Properties to be acquired will be those already identified by jurisdiction staff as foreclosed and vacant within the determined area of need. Home values in these neighborhoods typically range from \$110,000 to \$215,000. It is anticipated that rehabilitation required in these homes will range from nothing to \$75,000 to be in compliance with local building codes. This program is not intended to assist households at or below 50 percent of AMI as sustainable homeownership is difficult to achieve due to limited income available for housing costs and typical housing prices.

Location Description:

This program will target three neighborhoods within the Reno MSA. These areas are: i) Stead, between Interstate 395 and Lear Boulevard extending from Stead Boulevard east for 5,000 feet ii) Sun Valley in unincorporated Washoe County iii) Sparks urban core bounded by Sparks Boulevard to the East, Queens Way to the North, and the City of Sparks boundaries on the West and South

Activity Progress Narrative:

The Reno Housing Authority, under contract with Washoe County, acquired twelve (12) foreclosed homes which will be sold to eligible borrows. This quarter, Reno Housing Authority resold one of these homes they purchased last quarter. The home was sold to a homeowner whose income was below 80% of median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	11	0/0	0/0	14/14
# of housing units	0	0	11	0/0	0/0	14/14
# of Households benefitting	11	0	11	14/8	0/3	14/14

Activity Locations

Address	City	State	Zip
1845 BRUNETT WAY	SPARKS	NA	89431
9200 RUNNING DOG CIRCLE	RENO	NA	89506
10015 OBSIDIAN DRIVE	RENO	NA	89502
1971 BURNSIDE DRIVE	SPARKS	NA	89431
9135 BROWN EAGLE COURT	RENO	NA	89506
14020 OBSIDIAN COURT	RENO	NA	89502
1602 4TH STREET	SPARKS	NA	89431
11765 LONE DESERT DRIVE	RENO	NA	89506
1360 VANCE STREET	SPARKS	NA	89431
9600 ATUMNN LEAF	RENO	NA	89506
9624 AUTUMN LEAF WAY	RENO	NA	89506

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0005-WA3

Activity Title: ACQ REHAB

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

NV-0005-WA

Project Title:

WASHOE COUNTY COUNTIES

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

CITY OF RENO

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$1,400,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,400,000.00
Program Funds Drawdown	\$380,825.74	\$988,794.74
Obligated CDBG DR Funds	\$0.00	\$1,400,000.00
Expended CDBG DR Funds	\$380,825.74	\$988,794.74
Match Contributed	\$0.00	\$0.00
Program Income Received	\$91,911.32	\$91,911.32
Program Income Drawdown	\$91,911.32	\$91,911.32

Activity Description:

Through this program the Consortium will acquire and rehabilitate abandoned or foreclosed homes for resale to qualified households. The neighborhoods identified above are areas significantly impacted by the incidence of foreclosure estimated at 15 to 40 percent of the homes in these areas currently owned by banks. In addition, the continued foreclosure risk of these areas is rated high by HUD (7-9). Properties to be acquired will be those already identified by jurisdiction staff as foreclosed and vacant within the determined area of need. Home values in these neighborhoods typically range from \$110,000 to \$215,000, making them affordable to the target populations. It is anticipated that rehabilitation required in these homes will range from nothing to \$75,000 to be in compliance with local building codes. This program targets assistance to those households at or below 50 percent of AMI by adding to the inventory of affordable housing that will be available for this population.

Location Description:

This program will target three neighborhoods within the Reno MSA. These areas are: iv) Stead, between Interstate 395 and Lear Boulevard extending from Stead Boulevard east for 5,000 feet v) Sun Valley in unincorporated Washoe County vi) Sparks urban core bounded by Sparks Boulevard to the East, Queens Way to the North, and the City of Sparks boundaries on the West and South

Activity Progress Narrative:

Reno Housing Authority, contracted by Washoe County, purchased four homes this quarter. They were able to rent four previously purchased homes. Three of the homes were rented to households at or below 50% of median income with the other one rented to a household below 30% of median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	4	0/0	0/0	10/7
# of housing units	0	0	4	0/0	0/0	10/7
# of Households benefitting	4	0	4	10/7	0/0	10/7

Activity Locations

Address	City	State	Zip
12060 CAMEL ROCK DRIVE	RENO	NA	89506
2055 OPPIO STREET	SPARKS	NA	89431
1730 OPPIO STREET	SPARKS	NA	89431
1980 18TH STREET	SPARKS	NA	89431

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0006-NY1

Activity Title: dpa

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0006-NY

Project Title:

NYE COUNTY PROJECTS

Projected Start Date:

03/31/2009

Projected End Date:

06/30/2010

National Objective:

NSP Only - LMMI

Responsible Organization:

NYE COUNTY

Overall	Jul 1 thru Sep 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$816,341.00
Total CDBG Program Funds Budgeted	N/A	\$816,341.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$816,341.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

A selected sub-recipient will identify and acquire foreclosed and/or abandoned properties within our service territory. Rehabilitation and energy conservation measures will be performed as needed. The sub-recipient will also provide Down Payment Assistance to qualified homebuyers and refer them to a HUD approved 8 hour homebuyer counseling program.

Location Description:

This program will serve neighborhoods within the Town of Pahrump Nevada in Nye County. More, specifically the funds will target neighborhoods west of Highway 160 which are centered north and south of Highway 372. This area has the highest concentration of foreclosures.

Activity Progress Narrative:

Tara Foster, Assistant Housing Administrator, attended Acquisition/Rehab training through NeighborWorks in May 2009. She is currently scheduled to attend the HOME/NSP training by HUD October 22 and 23, 2009.

During RNDC's 1st Quarter (July 1, 2009 through September 30, 2009) policies and procedures for the NSP Homebuyer Assistance Program were completed and implemented. There is currently one project ready to fund in the Pahrump area.

Marketing efforts have included the following:

- Public Service Announcements in local newspapers
- Classified Advertising

First-time Homebuyer Workshop in Pahrump (with partnering agencies) where NSP Homebuyer Assistance Program was introduced to local real estate agents and lenders.

RNDC is currently working on Acquisition/Rehab policies and procedures. Starting January 1, 2010, RNDC will begin identifying properties for purchase.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/20
# of Households benefitting	0	0	0	0/11	0/9	0/20

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: NV-0007-LY1

Activity Title: dpa

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0007-LY

Project Title:

LYON COUNTY

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

LYON COUNTY

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$921,000.00
Total CDBG Program Funds Budgeted	N/A	\$921,000.00
Program Funds Drawdown	\$105,000.00	\$105,000.00
Obligated CDBG DR Funds	\$0.00	\$921,000.00
Expended CDBG DR Funds	\$105,000.00	\$105,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This program will assist qualified households to purchase and to provide rehabilitation if necessary to homes currently owned by banks as the result of foreclosure through the provision of soft second loans. The neighborhoods identified are areas significantly impacted by the incidence of foreclosures.

Location Description:

This program will target neighborhoods within the Lyon County, with the zip codes of 89403 and 89408 up to and including the City of Fernley and the Dayton area. Funding will be allocated by zip code areas on a percentage of bank owned homes .

Activity Progress Narrative:

Lyon County has successfully gotten their down payment assistance program off the ground this quarter. They have had five successful families by five foreclosed homes. They are partnering with Rural Development as often as possible to be able to assist homeowners at or below 80% of median income to achieve homeownership. This quarter, they assisted two families below 80 % of median income, 2 families below 50% of median income and one family whose income is below 30% of median income.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	5	0/0	0/0	6/26
# of Households benefitting	5	0	5	6/8	0/18	6/26

Activity Locations

Address	City	State	Zip
2140 FORT BRIDGER ROAD	FERNLEY	NA	89408
935 SHORT CUT	FER	NA	89408
784 CANARY CIRCLE	FERNLEY	NA	89408

1987 CHEYENNE COURT	FERNLEY	NA	89447
1036 PEPPER LANE	FERNLEY	NA	89408

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: NV-0008-DO1

Activity Title: dpa

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

NV-0008-DO

Project Title:

DOUGLAS COUNTY PROJECTS

Projected Start Date:

03/11/2009

Projected End Date:

06/30/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

DOUGLAS COUNTY

Overall

Jul 1 thru Sep 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$355,041.00
Total CDBG Program Funds Budgeted	N/A	\$355,041.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$355,041.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The selected sub-recipient will identify and acquire foreclosed and/or abandoned properties within our service territory. Rehabilitation and energy conservation measures will be performed as needed. The subrecipient will also provide Down Payment Assistance to qualified homebuyers and refer them to a HUD approved 8 hour homebuyer counseling program.

Location Description:

This program will assist neighborhoods within the Minden/Gardnerville area of Douglas County including the area known as the Gardnerville Ranchos. This area has the highest concentration of foreclosures.

Activity Progress Narrative:

Tara Foster, Assistant Housing Administrator, attended Acquisition/Rehab training through NeighborWorks in May 2009. She is currently scheduled to attend the HOME/NSP training by HUD October 22 and 23, 2009.

During RNDC's 1st Quarter (July 1, 2009 through September 30, 2009) policies and procedures for the NSP Homebuyer Assistance Program were completed and implemented. There is currently one project ready to fund in the Pahrump area.

Marketing efforts have included the following:

- Public Service Announcements in local newspapers

- Classified Advertising

First-time Homebuyer Workshop in Pahrump (with partnering agencies) where NSP Homebuyer Assistance Program was introduced to local real estate agents and lenders.

RNDC is currently working on Acquisition/Rehab policies and procedures. Starting January 1, 2010, RNDC will begin identifying properties for purchase.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/9
# of Households benefitting	0	0	0	0/5	0/4	0/9

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
